

**RESOLUTION NO. 75424**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSÉ  
APPROVING A HISTORIC LANDMARK PRESERVATION  
AGREEMENT WITH JOSE M. BLANC FOR THE HERMLE-  
FANCHER HOUSE (CITY LANDMARK NO. HL10-190)**

**MA10-001**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSÉ:

WHEREAS, California Government Code Section 50280, et seq. and Chapter 13.48 of Title 13 of the San José Municipal Code authorize the City of San José to enter into agreements with the owners of qualified historical property to provide for the use, maintenance and restoration of such historical property so to retain its characteristics as property of historical significance; and

WHEREAS, Jose M. Blanc possess fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 530 S. Sixth Street, City Landmark No. HL10-190 (hereinafter referred to as the "Historic Landmark") and

WHEREAS, on June 15, 2010 the City Council of the City of San José adopted its Resolution No. 75423 thereby declaring and designating the Historic Landmark as a historic landmark structure pursuant to the terms and provisions of Chapter 13.48 of the San José Municipal Code; and

WHEREAS, the City of San José and Jose M. Blanc, for their mutual benefit, now desire to enter into an agreement both to protect and preserve the characteristics of historical significance of the Historic Landmark and to qualify the Historic Landmark for an assessment of valuation pursuant to the provisions of Chapter 3, of Part 2, of Division 1 of the California Revenue and Taxation Code; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Historic Landmarks Commission did, on June 2, 2010 at 6:00 p.m., conduct

a public hearing on a Historic Landmark Preservation Agreement for the Historic Landmark and recommend approval of that agreement (hereinafter "Agreement"); and

WHEREAS, a copy of the Agreement upon which such recommendation was made is on file in the Office of the City Clerk of the City of San José; and

WHEREAS, the subject property upon which the Historic Landmark is situated is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Council did give notice that on June 15, 2010 at 1:30 p.m., or as soon thereafter as said matter could be heard, this Council would, in the City Hall of the City of San José, 200 East Santa Clara Street, San José, California, hold a public hearing on said Agreement at which hearing any and all persons interested in said Agreement could appear and avail themselves of an opportunity to be heard and to present their views with respect to said proposed Agreement; and

WHEREAS, at the aforesaid time and place set for hearing, or to which the hearing was continued, this Council duly met, convened, and gave all persons full opportunity to be heard to present their views with respect to said proposed Agreement.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSÉ THAT:

SECTION 1. In accordance with the provisions of Chapter 13.48 of Title 13 of the San José Municipal Code, this Council does hereby approve the Historic Landmark Preservation Agreement with Jose M. Blanc, owner of the Hermle-Fancher House (City Landmark No. HL10-190) located at 530 S. Sixth Street and makes the following findings:

- a. The Agreement is consistent with the General Plan, in that the proposed Contract is consistent with General Plan Historic, Archeological and Cultural Resources Policies that state that the City should utilize a variety of techniques and

measures to serve as incentives toward fostering the rehabilitation of individual buildings and districts of historic significance

- b. The Agreement would provide greater protection for the Historic Landmark property than is otherwise provided by the provisions of San José Municipal Code Chapter 13.48 in that the owner, in partnership with the City, may use property tax relief to rehabilitate and maintain the property in accordance with the preservation plan, Exhibit "C" of the contract; and
- c. The Agreement complies with the requirements of Section 13.48.520 of Chapter 13.48 of Title 13 of the San José Municipal Code Contracts incorporate the Municipal Code's required provisions for Historic Property Contracts, including the following: A description of the Landmark Property subject to the Contract, a provision that the term of the Contract is a minimum period of ten years, specific conditions requiring preservation of the Landmark, provision for the periodic examination of property, and a requirement that the property owner annually expend an amount equal to a minimum of 10% of the annual tax savings resulting from the Contract , and a provision that the Contract is binding upon – and shall inure to the benefit of – all successors in interest of the owners in the property.

SECTION 2. Pursuant to the San José Municipal Code, Chapter 13.48, the City Clerk is hereby directed to notify the owner of the Historic Landmark subject to the Agreement and directed to record the Agreement in the Office of the Recorder of the County of Santa Clara.

ADOPTED this 15<sup>th</sup> day of June, 2010, by the following vote:

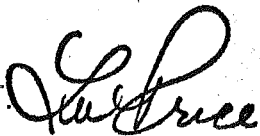
AYES: CAMPOS, CHIRCO, CHU, CONSTANT, HERRERA,  
KALRA, LICCARDO, NGUYEN, OLIVERIO, PYLE; REED.

NOES: NONE.

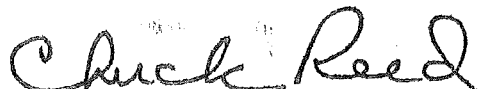
ABSENT: NONE.

DISQUALIFIED: NONE.

ATTEST.



LEE PRICE, MMC  
City Clerk

  
CHUCK REED  
Mayor

75424

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
FOR  
THE HERMLE-FANCHER HOUSE  
530 S. SIXTH STREET  
MA10-001**

The land referred to in this Report is described as follows:

All that certain real property situated in the City of San Jose, County of Santa Clara, State of California, described as follows:

COMMENCING at a point on the Easterly line of Sixth Street, distant thereon 137.85 feet Southerly from the point of intersection of said line of Sixth Street with the Southerly line of William Street, running thence Southerly along said line of Sixth Street, 51.90 feet; thence at right angles Easterly 137.95 feet; thence at right angles Northerly 51.90 feet; and thence at right angle Westerly 137.95 feet to the point of commencement and being all of Lot 7 and the Northerly 5.95 feet of Lot 10 of Tract Attention, according to a Map thereof entitled, "TRACT ATTENTION, BEING SUBDIVISION OF BLOCK 5, RANGE 7 SOUTH IN THE SOUTH IN THE CITY OF SAN JOSE", and which said Map was filed for record on January 14, 1889 in Book D, Page 59, Santa Clara County Records.

APN: 472-28-045